

Washoe County Board of Adjustment

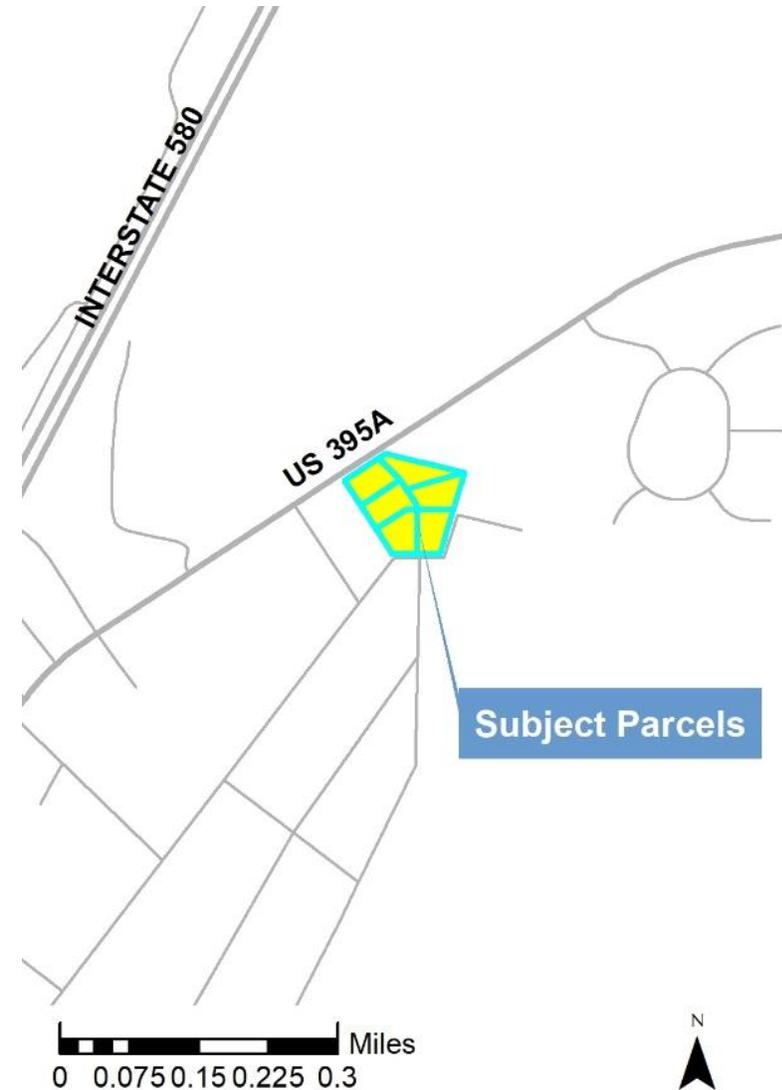


COMMUNITY
SERVICES DEPARTMENT

WSUP23-0011
(TMFPD Washoe Valley)

July 6, 2023

Location



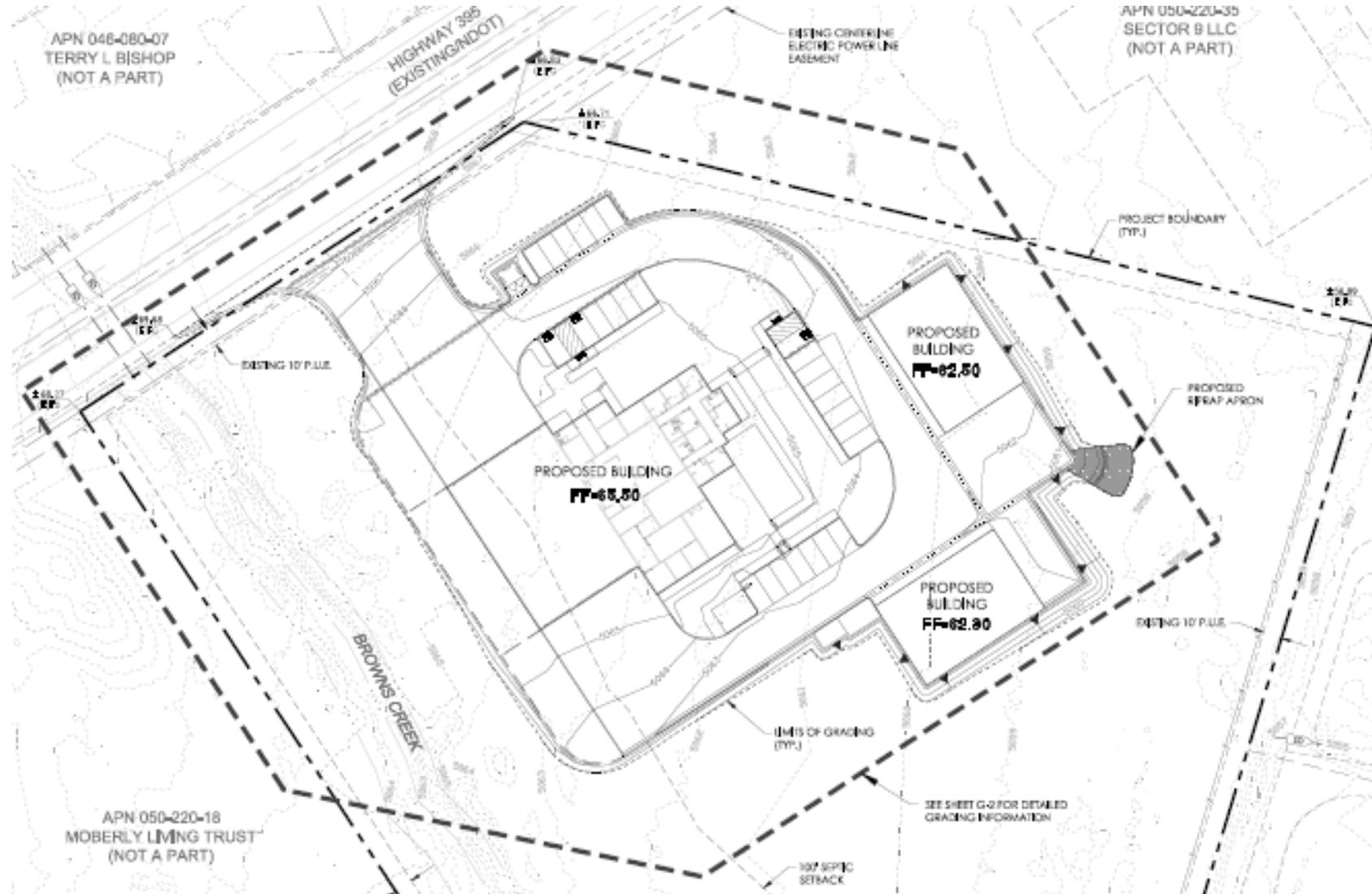
- Located off White Pelican Road and US 395
- The request is for the development of a fire station (safety services civic use type)
- The proposal will be located on 6 parcels:
 - 050-220-61; 050-220-62; 050-220-63; 050-220-64; 050-220-65; 050-220-66
- The subject parcels have a regulatory zone of Low Density Suburban (LDS)

Request



- The applicant submitted a reversion to acreage and deed of combination which will combine all the parcels into one 5.98-acre parcel, and will relinquish the PUE's, waterline easements, emergency access easements, and reciprocal access easements created by PM 5290.
- Single-story building. 11,700 sf in size, and includes apparatus bay, front and back aprons, crew quarters for 6 fire crew, and 2 large storage buildings.
- Apparatus bay is designed to accommodate 3 large fire fighting vehicles and an ambulance.
- Exterior will be concrete masonry units (CMU)
- The plan also includes space for expansion of an additional bay to allow for four fire fighting vehicles.

Site Plan



Elevations



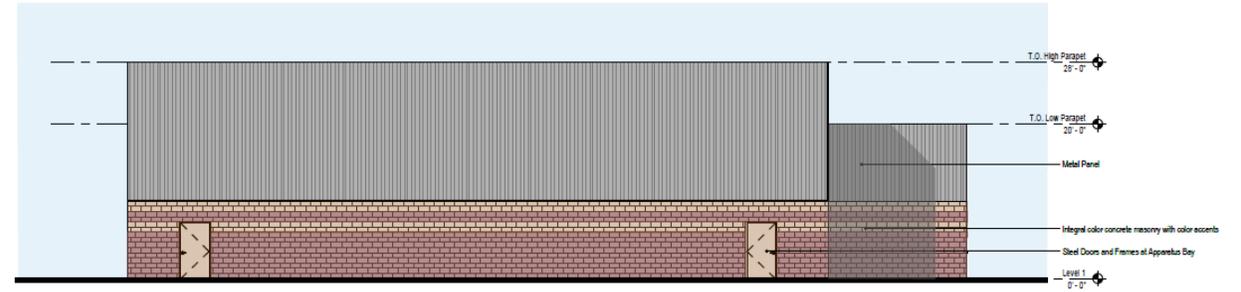
North Elevation



South Elevation



East Elevation



4 West Elevation

1/8" = 1'-0"

Grading



- The proposed fire station request includes grading.
 - 900 cy of cut
 - 2,000 cy of import
 - 87,400 sf of disturbed area
- Much of the disturbed areas will consist of buildings or pavement once the project is completed.
- All proposed slopes meet 3:1 requirement
- No retaining walls are proposed.



- Public notice was sent to 53 property owners (68 Parcels)
- The applicant held a neighborhood meeting on February 27, 2023 at the Pleasant Valley Elementary School.
- No virtual meeting option was provided
- The applicant provided a 20-minute presentation to the residents who attended.
- Per the sign in sheet submitted to staff, 2 members of the public were present.
- The applicant stated that the public that was present during this meeting was generally in favor of the proposed fire station.

- (a) Consistency
- (b) Improvements.
- (c) Site Suitability.
- (d) Issuance Not Detrimental.
- (e) Effect on a Military Installation.
- (f) **SV.2.16:** The approval of all special use permits and administrative permits must include a finding that the community character as described in the Character Statement can be adequately conserved through mitigation of any identified potential negative impacts.
- (g) **SV.18.3:** The granting of special use permits in the South Valleys must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.

Possible Motion



Approval with Conditions:

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP23-0011 for the Truckee Meadows Fire Protection District, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30 and South Valleys Area Plan Policy SV.2.16 and SV.18.3:

Thank you

Chris Bronczyk, Senior Planner
Washoe County CSD – Planning Division
E-mail
775-328-3612



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